

# \$509,900 - 1, 1613 4 Street Nw, Calgary

MLS® #A2194564

**\$509,900**

2 Bedroom, 2.00 Bathroom, 1,267 sqft  
Residential on 0.00 Acres

Rosedale, Calgary, Alberta

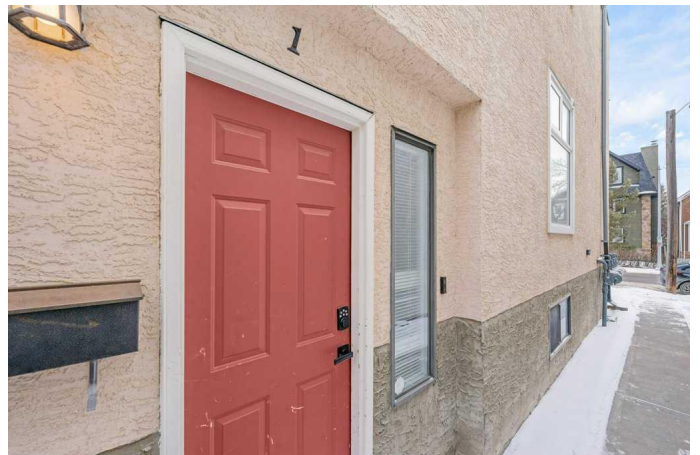
Welcome to the inner-city gem you've been waiting for! Nestled in the sought-after community of Rosedale, this spacious 2-bedroom + den, 2-bathroom townhome offers nearly 1,900 sq. ft. of living space in a well-maintained 4-plex complex with low condo fees of just \$250/month.

The bright and inviting main floor features an elegant kitchen with granite countertops, tile flooring, and rich hardwood throughout. The open-concept dining and living areas are perfect for entertaining, with a charming wood-burning brick fireplace as the centerpiece. Step out onto the covered balcony to enjoy your morning coffee or unwind in the evening. A 4-piece bathroom with granite countertops completes the main level.

Upstairs, you'll find a generously sized second bedroom and a stunning loft-style primary suite featuring a second covered balcony, a walk-through closet, and a cheater-style 4-piece ensuite. The updated luxury vinyl plank flooring adds a modern touch to this stylish upper level.

The fully developed basement provides even more living space, including a bright family room, a large den (easily convertible into a third bedroom), a wet bar, a dedicated laundry room, and ample storage.

This home has been thoughtfully updated with a new washing machine, dishwasher, lighting fixtures, a hot water tank, and an upgraded upper-level bathroom, along with new shingles



replaced in 2019.

Ideally located just minutes from downtown, this home offers unbeatable access to shopping, public transit, parks, and schools. If you're looking for a blend of inner-city convenience, low-maintenance living, and timeless charm, this Rosedale townhome is a must-see!

Built in 1977

### Essential Information

MLS® #	A2194564
Price	\$509,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 1613 4 Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2Z1

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	40
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.